

## *St. Louis City Ordinance 63109*

FLOOR SUBSTITUTE

BOARD BILL NO. [93] 253

INTRODUCED BY ALDERMAN PHYLLIS YOUNG

An ordinance approving the Addendum No. 4 to the Development Plan of Laclede's Landing Redevelopment Corporation dated September 8, 1993, amending the Development Plan approved by Ordinance 57085 as previously amended by Addendum No. 2 approved by Ordinance 58515 to correct various exhibits and extend certain performance time, and Addendum No. 3 approved by Ordinance 62738 to update the Plan; authorizing the Mayor and the Comptroller to enter into an amendment contract on behalf of the City of St. Louis with Laclede's Landing Redevelopment Corporation; setting forth the terms and conditions of said amendment contract; and containing a severability clause.

WHEREAS, the Board of Aldermen (the "Board") by Ordinance 57085 approved the Development Plan of Laclede's Landing Redevelopment Corporation (the "Redeveloper") dated July 11, 1975, as revised by Addendum No. 1 dated September 16, 1975, and authorized the Mayor and Comptroller to enter into an agreement between the City of St. Louis (the "City") and the Redeveloper; and

WHEREAS, the Board by Ordinance 58515 approved the Addendum No. 2 dated November 11, 1981, revised December 7, 1981, to the Development Plan of Redeveloper and authorized the Mayor and the Comptroller to enter into an amending agreement between the City and the Redeveloper, and

WHEREAS, the Board by Ordinance 62738 approved Addendum No. 3 dated July 27, 1992, to the Development Plan of the Redeveloper and authorized the Mayor and Comptroller to enter into an amending agreement between the City and the Redeveloper, and

WHEREAS, the Redeveloper and the City desire to amend the Development Plan as amended by Addenda No. 1, No. 2 and No. 3 to provide for a land use change in one City block; and

WHEREAS, the Redeveloper did on October 29, 1993, submit an Addendum No. 4 dated September 8, 1993 to the Community Development Commission (the "CDC"); and

WHEREAS, the CDC did adopt a resolution on November 16, 1993 approving said Addendum No. 4 dated September 8, 1993, which resolution was duly transmitted to the Mayor and to the Board; and

WHEREAS, it was determined that the Addendum No. 4 is in the public interest and serves the public purpose.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. It is hereby determined, found and declared that the Addendum No. 4 to the Development Plan of the Redeveloper dated September 8, 1993, as approved by the CDC, and as thereafter transmitted by the Mayor to the Board, is in the public interest and is incorporated herein by reference in its entirety (herein termed "Addendum No. 4")

SECTION TWO. The Mayor and the Comptroller of the City shall be and are hereby authorized and directed to enter into and perform in behalf of the City a contract by and between said City and the Redeveloper, its successors and assigns.

SECTION THREE. The said contract is hereby made a part of this ordinance and said contract shall be substantially in words and figures as follows:

#### AGREEMENT

An Agreement entered into this day of , 19 , between the City of St. Louis (the "City") and Laclede's Landing Redevelopment Corporation, its subsidiaries, its successors and assigns, (the "Redeveloper") to amend the Development Plan of the Redeveloper to include Addendum No. 4 to the Development Plan heretofore submitted by the Redeveloper, approved and enacted by the Board of Aldermen of the City (the "Board") by the ordinance of which this Agreement is a part;

WHEREAS, this Board has enacted into law Ordinance 57085 approving the Development Plan of the Redeveloper for Development of Laclede's Landing dated July 11, 1975, as amended by Addendum No. 1 dated September 16, 1975; and

WHEREAS, the Board has enacted into law Ordinance 58515 approving the Addendum No. 2 submitted by the Redeveloper dated November 11, 1981, and as revised on December 7, 1981 (the "Addendum No. 2"); and

WHEREAS, the Board has enacted into law Ordinance 62738 approving the Addendum No. 3 submitted by the Redeveloper dated July 27, 1992 (the "Addendum No. 3"); and

WHEREAS, the Board has enacted into law an ordinance of which this agreement is a part approving the Addendum No. 4 submitted by the Redeveloper dated September 8, 1993, (the "Addendum No. 4"); and

WHEREAS, said ordinance directs the Mayor and the Comptroller of the City to enter into a contract with the Redeveloper to amend the said Development Plan.

NOW, THEREFORE, the City and the Redeveloper, its successors and assigns, do agree as follows:

Whenever the term "Development Plan" is used in the (i) Development Plan of the Redeveloper for Development of Laclede's Landing dated July 11, 1975, as amended by Addendum No. 1 dated September 16, 1975, Addendum No. 2 dated November 11, 1981, revised December 7, 1981, and Addendum No. 3 dated July 27, 1992, and (ii) the Agreement between the City and the Redeveloper made a part of Ordinance 57085 as amended by the Agreement made a part of Ordinance 58515, as amended by the Agreement made a part of Ordinance 62738, it shall refer to the Development Plan incorporated by reference in Ordinance 57085 as amended by Addendum No. 2 thereto approved by Ordinance 58515 as amended by Addendum No. 3 thereto approved by Ordinance 62738, and as amended by Addendum No. 4 thereto approved by the ordinance approving this Agreement together with amendments and modifications, if any thereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

CITY OF ST. LOUIS

By:  
Mayor

By:  
Comptroller

LACLEDE'S LANDING

REDEVELOPMENT CORPORATION

By:  
President

ATTEST:

By:  
Secretary

ATTEST:

Approved as to form:

City Counselor

SECTION FOUR. The sections of this Ordinance shall be severable. In the event that any Section of this Ordinance is found by a Court of competent jurisdiction to be unconstitutional the remaining Sections of this Ordinance are valid unless the Court finds the valid Sections of this Ordinance are so essentially and inseparably connected with, and so dependent upon, the void Section that it cannot be presumed that the Aldermen would have enacted the valid sections without the void ones; or unless the Court finds that the valid Sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

ADDENDUM #4 DATED SEPTEMBER 8, 1993

TO DEVELOPMENT PLAN OF

LACLEDE'S LANDING REDEVELOPMENT CORPORATION

FOR DEVELOPMENT OF LACLEDE'S LANDING

DATED JULY 11, 1975

The following Addendum No. 4 dated September 8, 1993 is this day adopted by Laclede's Landing Redevelopment Corporation, amending and modifying the Development Plan of Laclede's Landing Redevelopment Corporation for development of Laclede' Landing dated July 11, 1975, as previously amended by Addendum No. 1 dated September 16, 1975, Addendum No. 2 dated November 11, 1981 and revised December 7, 1981, and Addendum No. 3 dated July 27, 1992, in and to the extent herein provided:

EXHIBIT II, Uses, is amended as follows:

CITY BLOCK

USES

(% of total Buildable Area) 67E

Hotel 90%

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
12/03/93	12/03/93	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
02/04/94			02/11/94	02/18/94
ORDINANCE	VETOED		VETO OVR	
63109				